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INTERPRETATION \_\_\_\_\_



## MECKLENBURG COUNTY

### Building Code Enforcement

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CODE: 2006 NC RESIDENTIAL CODE

SUBJECT: NEW STRUCTURE THRESHOLD

REVIEWED: RESIDENTIAL CONSISTENCY TEAM

**Question:**

During a remodel of a house it is found that more demolition is required than original thought, at what point should this be considered a new structure rather than a remodeling upfit.

**Code reference:**

Section 204.4 of the NC Administrative Code and Policies

**Answer:**

When a structure meets the following 2 items it will be considered a new structure and permitted as a new residence with a new Certificate of Occupancy:

- Structure becomes uninhabitable (ie: no power, water, required heating, etc...) and
- Demolition exceeds 50% of the original building's structural components

Note: To consider the structure a new residence a demolition permit will be required to be issued along with the new residence permit. Contractors should consider these thresholds when permitting a residential remodel project.

Approved By Gene Morton

Date 1/29/09